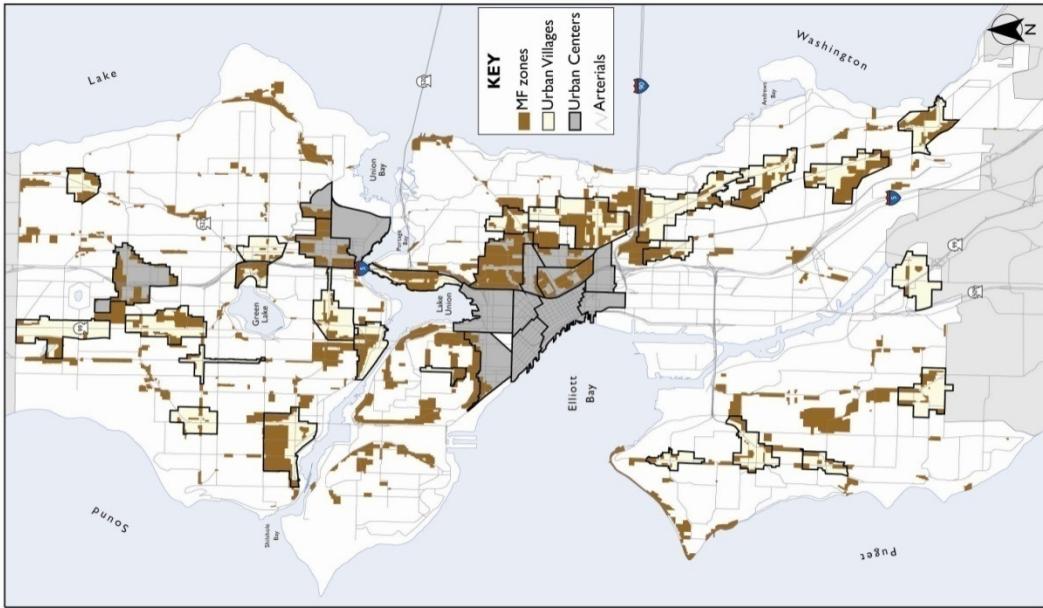


# Multifamily Code Update

- 1. Rezone Criteria**
- 2. Housing Incentive in L3 zone**
- 3. LDT, L1 & L2 zones:**
  - Density limits &
  - Height limits



# **1) Rezone Criteria**

- **2 part test:** general rezone criteria & specific zone criteria
- Proposal maintains protections for single-family zoned areas & consistency with neighborhood plans

# Why Update Rezone Criteria?

- Could better reflect the **Comprehensive Plan**  
(current criteria reflect mapping decisions of the 1980s)
- Overly complex & repetitive
- Make consistent with new criteria for commercial zones

## Example – L2

### Current Function Statement:

The intent of the Lowrise 2 zone is to encourage a variety of multifamily housing types with less emphasis than the Lowrise 1 zone on ground-related units, while remaining at a scale compatible with single-family structures.

### Proposed Function Statement:

To provide opportunities for moderate density multifamily housing, such as townhouse and stacked flat developments, at a scale and character compatible with other lower density single-family and multifamily zones, that may serve to provide a transition between zones of different scales and intensities.

## Example – L2

*L2 most appropriate in areas characterized by...*

### Current Locational Criteria:

- Mix of SF and small to medium MF structures
- Desirable to limit height and bulk of new structures
- Areas occupied by substantial amount of MF development, narrow streets, parking & traffic congestion, etc.
- Transition in scale desired, with well defined edges
- Preserve small scale character
- Access to area not through residential streets

### Proposed Locational Criteria:

- Mix of small to medium MF structures
- Access & circulation will serve modest density in L2
- Transition in scale desired with well defined edges
- Areas occupied by substantial amount of MF development, narrow streets, parking & traffic congestion, etc.

Lowrise Zone	Intended Primary Building Type*
Lowrise Duplex	2 to 3 story duplexes, triplexes and townhouses
Lowrise Triplex (LDT)	
Lowrise 1 (L1)	2 to 3 story townhouses, row houses or apartment buildings
Lowrise 2 (L2)	2 to 3 story townhouses, row houses or apartment buildings
Lowrise 3 (L3)	3 story apartment buildings or townhouses 4 <sup>th</sup> story when affordable housing is provided
Lowrise 4 (L4)	4 story apartment buildings or townhouses

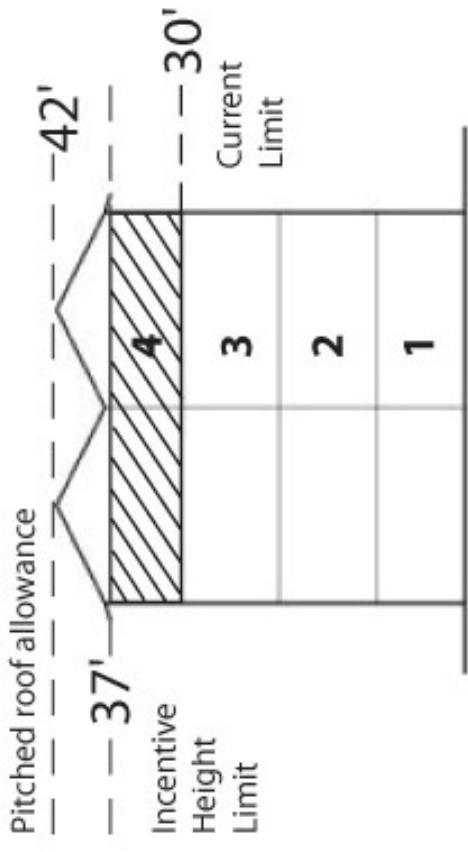
\*The stated building type is primarily what is intended, although other types are allowed.

## 2) Workforce affordable housing

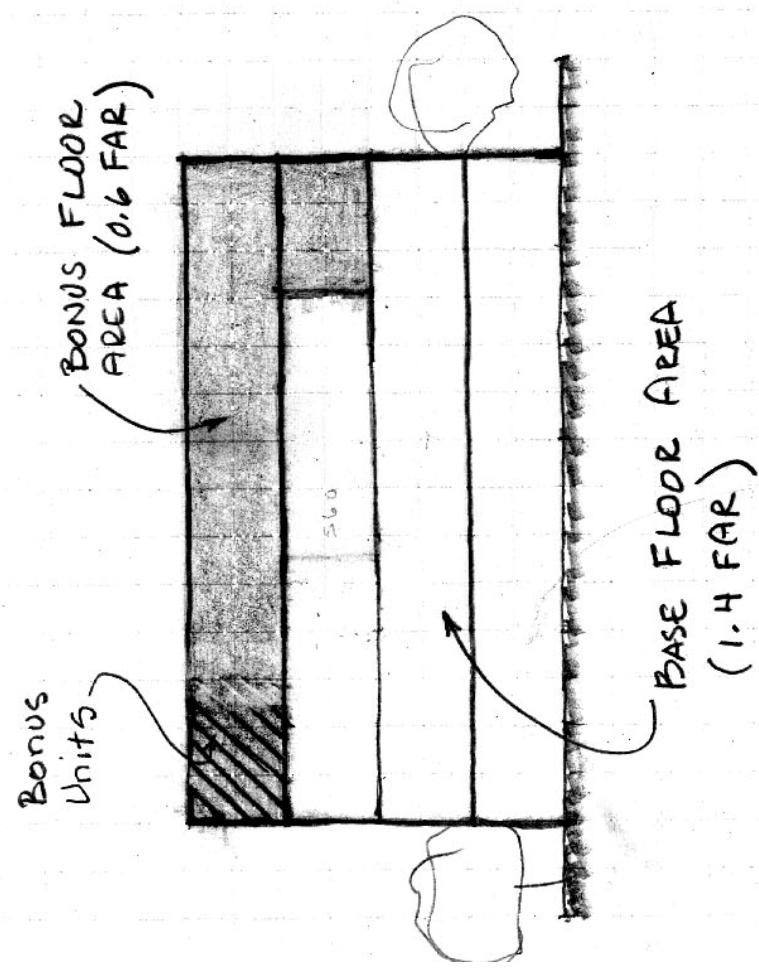
### Eligible L3 zones:

- L3 - urban centers, station areas and most urban villages
- Areas near single-family zones not eligible for extra height

### **L3 Height Limits**



## L3 – Bonus Floor Area



## Incentive Program Basics

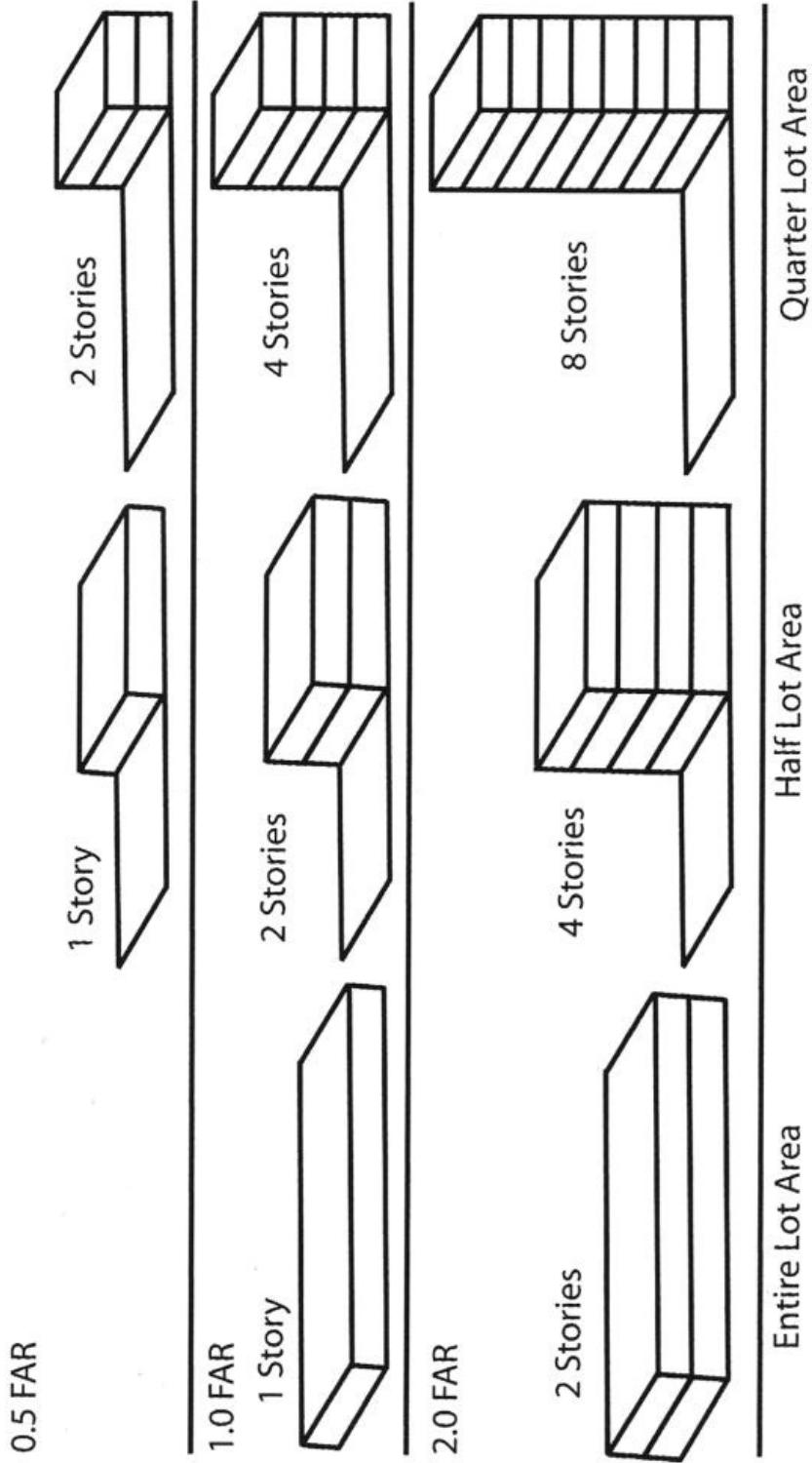
- Only applies where floor area and/or height above the base is used
- A portion of bonus floor area must be provided as workforce affordable housing
- Green buildings required when incentives used
- In the HR zone, incentives also include open space and preservation of landmarks

### 3) Flexibility within Limits

Proposed Standards for LDT, L1 and L2 zones	General Intent
	<ul style="list-style-type: none"><li>• Set appropriate scale of development</li><li>• Allow a range of housing types</li><li>• Provide for transitions, including to single-family zones</li></ul> <p>Density (number of units allowed per lot area) +</p> <p>Floor Area Ratio (FAR)</p>

# Floor Area Ratio (FAR)

**Regulates the density & scale of buildings**



# Floor Area Ratio (FAR)

Proposed FAR varies across the zones to reflect the scale of building currently allowed

	LDT	L1	L2	L3	L4
Permitted FAR	1.0	1.1	1.2	1.4	2.0
Maximum FAR (w/ incentives)	--	--	--	2.0	--

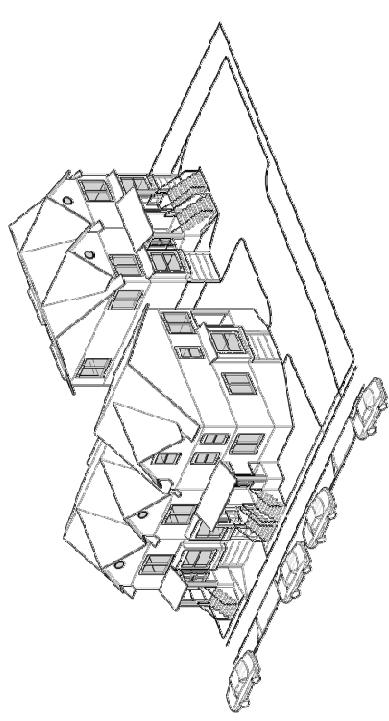
## Density Limits

Density Limit	LDT zone	L1 zone	L2 zone
	1 unit/2,000 square feet of lot area (limited to 3 units per structure)	1 unit/1,600 square feet of lot area	1 unit/1,200 square feet of lot area

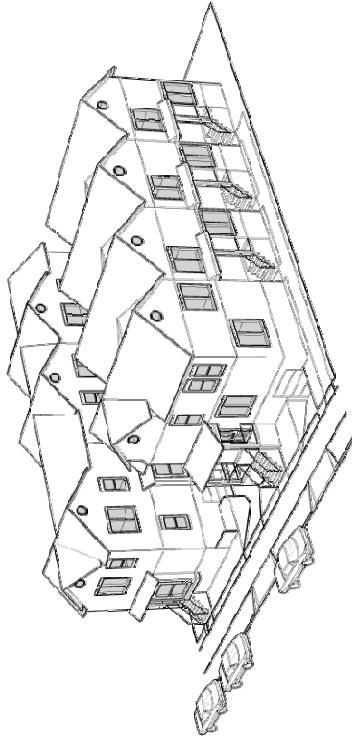
# FAR + Density Limits

LDT, L1 & L2—

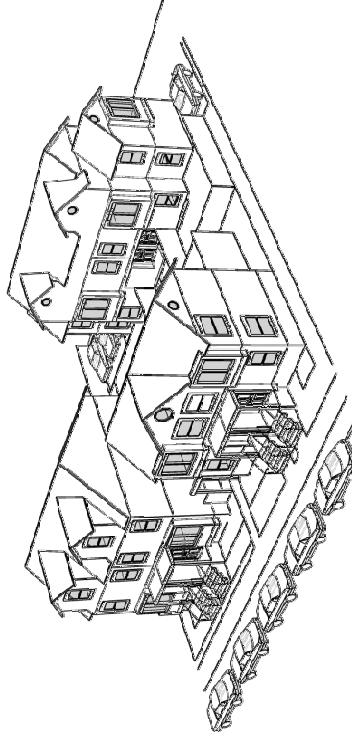
Similar in scale/density  
to today's, but with  
more variety



5 unit townhouse (LDT)



6 unit townhouse (L1)



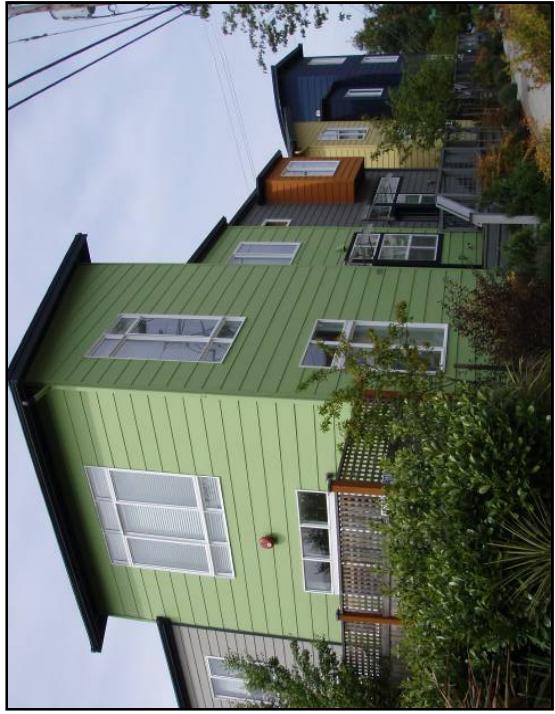
7 unit townhouse (L2)

# Restore lost capacity for 4,142 units – within numbers anticipated in 1989, when MF code initially adopted

1989		Current		Proposal	
Zone	Capacity	Zone	Capacity	Zone	Capacity
LDT	2,298	LDT	2,298	LDT	2,298
L1	6,697	L1	5,881	L1	6,180
L2	6,616	L2	5,600	L2	5,987
L3	17,573	L3	12,449	L3/L4	15,575
L4	880	L4	540		
MR	6,416	MR	6,416	MR	7,286
HR	3,884	HR	3,884	HR	3,884
TOTAL	44,364		37,068		41,210

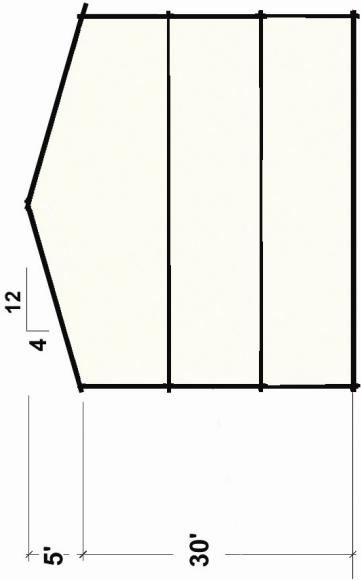
# Height Limits

5' additional height in LDT, L1 and  
L2 zones may lead to more  
interesting roof forms

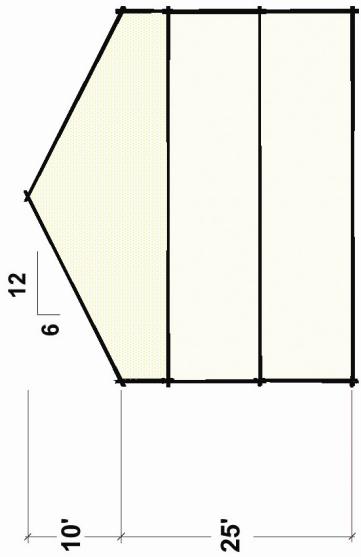


Pitched Roofs	Pitched Roofs	Butterfly Roofs	Shed Roofs	Flat Roofs
Height Limit = 25' Add'l Height for Pitched Roofs 4:12 – 5' 6:12 – 10'	Height Limit = 30' Add'l Height for Pitched Roofs 6:12 – 5'			

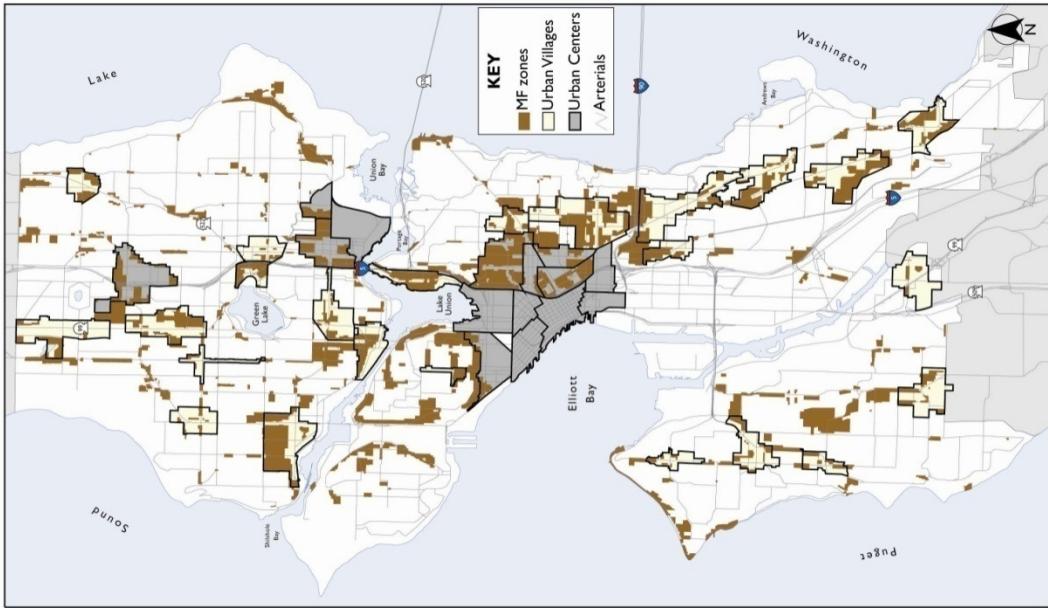
# Height Limits



Single-family  
height limit



Current height  
limit in LDT, L1  
& L2



# Multifamily Code Update